

CITY OF WHITEHORSE – STANDING COMMITTEES

Monday, March 3, 2014 – 5:30 p.m.

Council Chambers, City Hall

CALL TO ORDER

ADOPTION OF AGENDA

PROCLAMATION

DELEGATES

CITY OPERATIONS COMMITTEE

1. Budget Amendment – Ogilvie Street Reconstruction
2. Monthly Activity Reports
3. New Business

COMMUNITY SERVICES COMMITTEE

1. Festivals and Special Events Grant Fund Recommendations
2. Monthly Activity Reports
3. New Business

PUBLIC HEALTH AND SAFETY COMMITTEE

1. Amend Traffic Bylaw – Hillcrest Speed Limit Changes
2. Monthly Activity Reports
3. New Business

DEVELOPMENT SERVICES COMMITTEE

1. Monthly Activity Report
2. New Business

CORPORATE SERVICES COMMITTEE

1. Monthly Activity Reports
2. New Business

CITY PLANNING COMMITTEE

1. Public Hearing Report – Zoning Amendment (Skookum Asphalt Quarry Lease)
2. Zoning Amendments – Hillcrest Neighbourhood Plan Implementation
3. Monthly Activity Report
4. New Business

**CITY OF WHITEHORSE
CITY OPERATIONS COMMITTEE AGENDA**

Date: Monday, March 3, 2014
Location: Council Chambers, City Hall

Chair: Jocelyn Curteanu Vice Chair: Dave Stockdale



Pages

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| 2. Monthly Activity Reports - For Information Only | 4 - 7 |
| 2.1. Director of Infrastructure and Operations | |
| 2.2. Engineering Services | |
| 2.3. Operations | |
| 2.4. Water and Waste Services | |
| 3. New Business | |

Chairperson shall ask if there is anyone present who wishes to speak to the Committee

ADMINISTRATIVE REPORT

TO:	Operations Committee
FROM:	Administration
DATE:	March 3, 2014
RE:	Budget Amendment – Ogilvie Street Reconstruction

ISSUE

Amend the 2014 Capital Budget by advancing funds from the 2015 Provisional Capital Budget.

REFERENCE

Project #240c00911 Downtown Reconstruction – Ogilvie Street West
Sketch of Ogilvie Street Reconstruction, Phase 1 and 2

HISTORY

Ogilvie Street was identified in the 1997 David Nairne Pre-Design Report as requiring reconstruction. After receiving requests from property owners for road improvements the City brought forward LIC Bylaw 2013-46 for Ogilvie Street West. The vote closed on November 2, 2013. Results of the voting were, 6 No, 30 Yes, and 18 not submitted.

A Request for Proposals (RFP) for the Ogilvie Street Reconstruction was issued on November 13, 2013 and the proposal closing date was December 11, 2013. Consulting Services contract was awarded to Associated Engineering on January 13, 2014.

In October 2013, City was approved for Gas Tax Funding for this project with funding to be spent in 2014 and/or 2015. In January 2014, following approval of the 2014 Capital Budget, a schedule of payments was submitted to the Gas Tax Secretariat with the approval by Council.

The 2014 Capital Budget approves funding for the first phase of Ogilvie project (4th Avenue to 6th Avenue) with the second phase (6th Avenue to 8th Avenue) provisionally approved for spring/summer 2015. Splitting the project was proposed in order to reduce the workload of the Engineering Services department.

An Invitation to Tender for Ogilvie Street West Reconstruction was released on 3 March 2014 and will close 20 March 2014 following the two phase approach approved in the capital budget.

Closing the tender on 20 March allows for a review and approval of the tender at the first council meeting in April. This timing is necessary so that the successful contractor can begin work as soon as possible in the spring so that low groundwater levels will minimize construction costs and improve contractor productivity and inconvenience to the public.

Engineering Services has reviewed their 2014 work plan, consulted with local contractors, and are recommending that the two phases of the Ogilvie Street project be combined into one.

ALTERNATIVES

1. Amend the 2014 Capital Budget, Project #240c00911 Downtown Reconstruction - Ogilvie Street West to move the provisionally-approved 2015 amount of \$1,950,000 into 2014 for the possible completion of the project in 2014.
2. Do not amend the budget and keep the contract as two separate projects.

ANALYSIS

The Ogilvie Street West Reconstruction Project is partially funded by the Federal Gas Tax Program (\$1,300,000), City reserves and local improvement charges to benefitting properties.

Option 1: The City has sufficient funds in the 2014 and 2015 budgets to complete the work. With the reallocation of the funds from the 2015 Provisional Budget, sufficient funds will be available to complete this project in 2014.

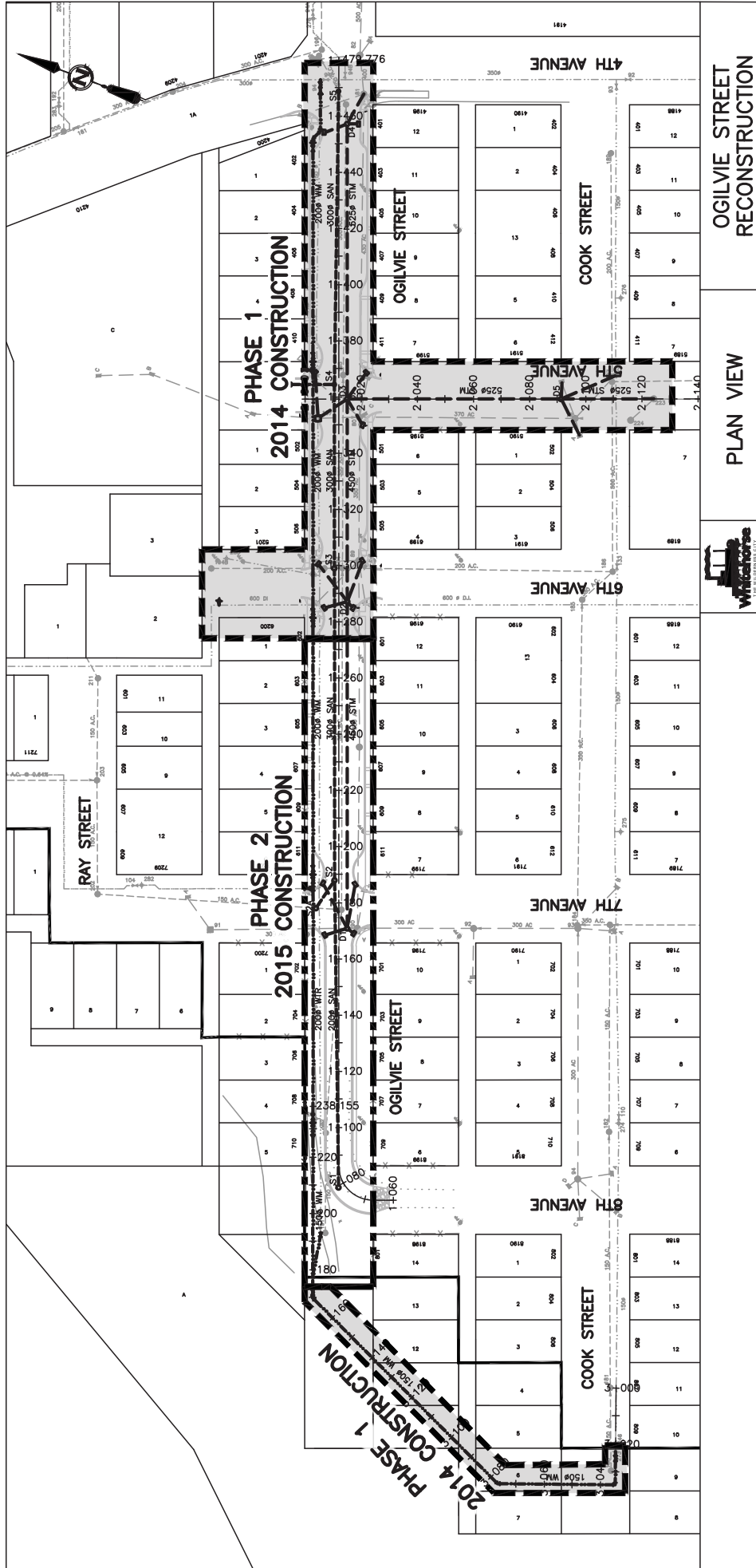
Engineering Services department has now confirmed that it has the capacity to manage the reconstruction of both sections of Ogilvie Street (4th Avenue to 8th Avenue) in 2014. Completing this project in one year has a number of advantages including reducing the inconvenience to the public, adjacent property owners and businesses. This approach also has a number of financial advantages as the City will save costs by having only one contract, rather than two, and is able to collect gas tax and LIC funding earlier than anticipated. Having one larger project offers the opportunity for more competitive bidding amongst the contractors and result in more efficiencies for the contractor, the City and the consultant.

Discussions with the major contractors who are able to bid and complete the project have confirmed that completing the working in 2014 is possible.

Option 2: If the request for advance of 2015 funds is not approved, then the two phase approach will be completed and the potential benefits described above will not be realized.

ADMINISTRATIVE RECOMMENDATION

That Council amend the 2014-2017 Capital Budget Bylaw 2013-53 by moving the 2015 portion of project 240c00911 to 2014.



OGILVIE STREET RECONSTRUCTION
PLAN VIEW

MONTHLY ACTIVITY REPORT – February 2014
Director Infrastructure and Operations

Accomplishments:

1. Prepare data for Asset Management workshop
2. Contract negotiations
3. Review draft program/ business case information for Building Consolidation project

Current Efforts:

1. Finalize data for Building Consolidation final report
2. Finalize data for Asset Management workshop
3. Contract negotiations

Planned Activities:

1. Present final Business Case report
2. Attend Asset Management workshop, March 3 to 5
3. Contract negotiations

Critical Statistics:

MONTHLY ACTIVITY REPORT – February 2014
Engineering Department

Accomplishments:

1. 2013 Capital rebudget requests
2. YESAB application for landfill licence renewal
3. CGC emergency genset installation and testing

Current Efforts:

1. Design and preparation of 2014 Capital Projects
2. Hiring process for Assistant City Engineer position
3. Tendering 2014 Capital Projects (Ogilvie Street West Reconstruction)

Planned Activities:

1. Hillcrest Water Supply project design and approvals
2. New Water Well #10 YESAB and land use approvals
3. New Selkirk pumphouse completion and commissioning

Critical Statistics:

MONTHLY ACTIVITY REPORT – February 2014
Operations Department

Accomplishments:

1. Maintenance and repairs of equipment and facilities
2. Snow and ice control operations
3. Rendezvous event support

Current Efforts:

1. Continued snow and ice control operations
2. Canada Games Centre generator commissioning
3. Fire Hall #2 renovations

Planned Activities:

1. Start-up of 2014 capital projects
2. Building consolidation project
3. 2013 year end budget review

Critical Statistics:

MONTHLY ACTIVITY REPORT – February 2014

Water and Waste Services Department

Accomplishments:

1. Waste Management Facility improvements, gatehouse & free/reuse store
2. Water system leak detection investigations – City-wide
3. Riverdale fuel tank inventory program

Current Efforts:

1. Marwell Lift Station control system upgrades
2. Water system – emergency response plans
3. Waste management operational review & contract rewrites

Planned Activities:

1. Water Meter pilot program
2. Waste Management Facility improvements – grinder, water supply, aeration pad
3. Asset management workshop March 3 to 5

Critical Statistics:

CITY OF WHITEHORSE
COMMUNITY SERVICES COMMITTEE

Date Monday, March 3, 2014
Location: Council Chambers, City Hall

Chair: Kirk Cameron Vice Chair: Mike Gladish



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| 3. New Business | |

Chairperson shall ask if there is anyone present who wishes to speak to the Committee

File #: 3660-01

ADMINISTRATIVE REPORT

TO: Community Services Committee
FROM: Administration
DATE: March 3, 2014
RE: Festivals and Special Events Grant Fund recommendations

ISSUE

Approval of Festivals and Special Events Grants

REFERENCE

Attachment – Summary Chart

HISTORY

The Festivals and Special Events Grant Fund is governed by Council Policy and has been regularly reviewed by Council since its inception in fall 2008. In January 2014 Council approved the category of “signature events” to address organizations concerns related to the amount of funding being allocated under this process and their desire for a multi-year funding commitment.

ALTERNATIVES

1. Approve recommendations for Festivals and Special Events Grant Fund applications.
2. Do not approve recommendations for Festivals and Special Events Grant Fund applications.

Festivals and Special Events Groups:

All-City Band Society	
• Music for a Winter’s Eve	\$600.00
Blue Feather Music Society	
• Blue Feather Music Festival	\$2,000.00
Breakdancing Yukon Society	
• CypherFest International Streetdance Festival	\$5,000.00
Royal Canadian Legion, Branch 254	
• Canada Day 2014	\$5,500.00
• In-kind	\$4,858.45

Whitehorse Nuit Blanche Collective		
• Whitehorse Nuit Blanche		\$2,000.00
Yukon Art Centre		
• Culture Days 2014		\$2,000.00
• In-kind		\$1,991.25
Yukon Art Society		
• Art on the Wharf		\$2,000.00
• In-kind		\$2,880.00
Yukon Educational Theatre Society		
• Winterval Santa Parade		\$1,000.00
• In-kind		\$2,525.95
	Total Funds:	\$19,100.00
	Total In-kind:	\$9,729.70

ANALYSIS

The internal committee met on February 13, 2014 to review the Festivals and Special Events Grant Fund applications under the funding deadline of January 30, 2014, for projects occurring from July to December of 2014.

Cash available to support applications in this funding intake is up to \$25,000. Eight (8) applications were received and rated by the committee using the criteria rating sheet. Recommendations were made for financial and in-kind support.

The full amount of funding available was not allocated in this intake to allow the committee to carry over \$5,900.00 to the Fall 2014 intake anticipating a minimum of three (3) signature events that may come forward for consideration under this granting process at that time.

In-kind requests have been looked at critically by impacted Departments to ensure they can be accommodated within regular operating hours of the affected Departments.

ADMINISTRATIVE RECOMMENDATION

That Council approve recommendations for the Festivals and Special Events Grant Fund applications.

Festivals and Special Event Fund Summary Chart - January 2014 Intake

Name of Organization	Project	Amount Requested Cash	In-Kind Requested	Amount Funded in 2013	Amount Recommended Cash	Amount Recommended In-Kind	Final Report Due
All City Band Society	Music for a Winter's Eve	\$700.00	No	\$600.00	\$600.00		March 16, 2015
Blue Feather Music Society	Blue Feather Music Festival	\$5,000.00	No	N/A	\$2,000.00		February 9, 2015
Breakdancing Yukon Society	CypherFest International Streetdance Festival	\$9,977.81	No	\$6,000.00	\$5,000.00		Nov. 24, 2014
Royal Canadian Legion Branch 254	Canada Day 2014	\$6,000.00	Yes	\$5,500.00 Cash \$4,016.25 In Kind	\$5,500.00	\$4,858.45	October 1, 2014
Whitehorse Nuit Blanche Collective	Whitehorse Nuit Blanche	\$10,000.00	No	N/A	\$2,000.00		October 6, 2014
Yukon Art Centre	Culture Days 2014	\$8,900.00	Yes	N/A	\$2,000.00	\$1,991.25	Dec. 28, 2014
Yukon Art Society	Art on the Wharf	\$5,000.00	Yes	N/A	\$2,000.00	\$2,880.00	October 19, 2014
Yukon Educational Theatre Society	Winterval Santa Parade	\$3,000.00	Yes	\$1,000.00 Cash \$2,500.00 In Kind	\$1,000.00	\$2,525.95	March 6, 2015
8 Applications		Totals:		\$45,577.81	\$19,100.00	\$9,729.70	
		Total Cash Available		\$25,000.00			

MONTHLY ACTIVITY REPORT – February 2014

Director Community & Recreation Services

Accomplishments:

1. Participated in initial CCMARD Advisory Committee Meeting
2. Identified follow-up items with Departments resulting from O&M Budget approval
3. Finalized 2014 work plans and prepared for upcoming CASMs

Current Efforts:

1. Implementation of the revised Handy Bus Policy
2. Preparing “draft” policy on Private Use of Public Space
3. Work on the Job Evaluation Program 5 Year Review Terms of Reference

Planned Activities:

1. CCMARD Advisory Committee Draft Action Plan
2. Implement recommended changes from the organizational review
3. Update Park and Trail Maintenance Policies

Critical Statistics:

MONTHLY ACTIVITY REPORT – February 2014
Outreach and Events

Accomplishments:

1. Successfully hosted the 2014 Civic Dinner with 150 guests at the Kwanlin Dun Cultural Centre
2. Completed window artwork decorations, buildings include City Hall, MSB and CGC
3. Pioneer Cemetery Improvements public meeting completed

Current Efforts:

1. Completing Yukon Rendezvous Sourdough engagement initiatives
2. Supporting the Whitehorse International Snow Sculpture Challenge
3. Festivals and Special Event Grant applications reviewed, report to Council

Planned Activities:

1. Implementing and coordinating logistics for the Volunteer of the Year
2. Marketing Ushiku sister city exchange
3. Trail Maintenance Policy reviewed

Critical Statistics:

2014			
April	4	Friday	Councillor Reception (TBC)
April	9	Wed	Volunteer of the Year
May	7	Wed	20 min Make over
June	11	Wed	Seniors Tea
July	12 to 19	Sat to Sat	Ushiku Exchange (Japan Hosting)
August	26	Tues	Flag Raising – Lancieux France

MONTHLY ACTIVITY REPORT – February 2014

Parks and Trails

Accomplishments:

1. Supported Rendezvous activities on Main Street and at Shipyards Park
2. Built and filled snow boxes and provided organizational support for snow carving event
3. Put out annual flower order and outhouse supply tenders

Current Efforts:

1. Completing painting and reorganizing of Parks Building
2. Completing review of Parks Plan and Parks Maintenance Policy
3. Continuing maintenance of outdoor rinks, dog-doo bag dispensers and Parks garbage receptacles

Planned Activities:

1. Spring hiring
2. Complete brush clearing/chipping projects started in the fall
3. Removal of Christmas lights

Critical Statistics:

MONTHLY ACTIVITY REPORT – February 2014
Recreation and Facility Services

Accomplishments:

1. Emergency procedures training for department staff
2. Back-up generator connection thanks to Engineering and Operations
3. Hosted special events- Polar Games, Elementary School Basketball Championships

Current Efforts:

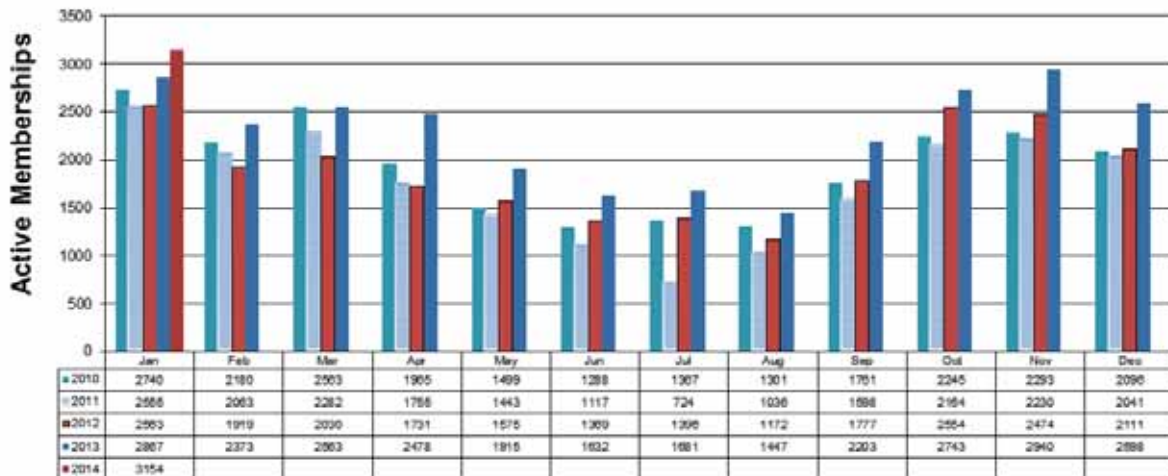
1. Spring Active Living Guide
2. Planning spring break camp
3. Planning summer ice schedule

Planned Activities:

1. Summer Fun Flyer
2. Kids Triathlon- June 8
3. Ship Shape (Pancake Breakfast)- June 1

CGC

Canada Games Centre Memberships



Monthly Activity ■ 2010 ■ 2011 ■ 2012 ■ 2013 ■ 2014

Active Membership Statistics:

Daily visits average for January = 2,585

Total visits for January = 80,123

January revenue = \$360,942

Year to date revenue = \$360,942

MONTHLY ACTIVITY REPORT – February 2014

Transit Services Department

Accomplishments:

1. Year End performance evaluations
2. Finalized Handy Bus Policy
3. GPS Radio project

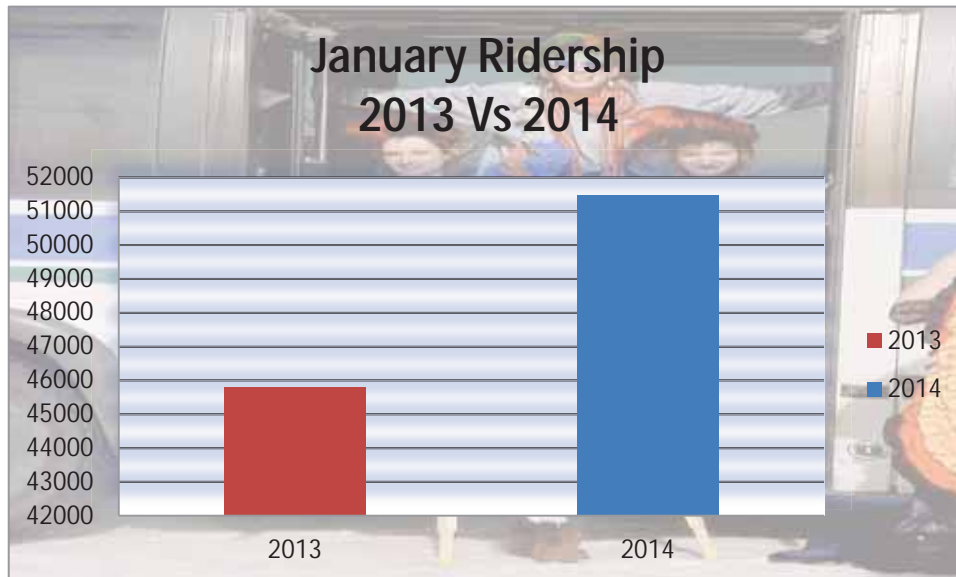
Current Efforts:

1. Transit Org Review
2. Transit Bus Stop review
3. Handy Bus Policy Communications

Planned Activities:

1. Transit Infrastructure inventory
2. Transit passenger stop usage

Critical Statistics:



Note:

YG Education monthly pass numbers:

Jan-14	285	Youth Passes
Feb-14	315	Youth Passes
Mar-14	330	Youth Passes

CITY OF WHITEHORSE
PUBLIC HEALTH AND SAFETY COMMITTEE

Date Monday, March 3, 2014

Location: Council Chambers, City Hall



Chair: Dave Stockdale Vice Chair: Kirk Cameron

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2. Monthly Activity Reports - For Information Only	6 - 7
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2.2. Fire Department	
3. New Business	

Chairperson shall ask if there is anyone present who wishes to speak to the Committee

ADMINISTRATIVE REPORT

TO: Public Health and Safety Committee
FROM: Administration
DATE: March 3rd, 2014
RE: Amend Traffic Bylaw – Hillcrest Speed Limit Changes

ISSUE

Amend the posted speed limits in the Hillcrest Subdivision pursuant to the Hillcrest Neighbourhood Plan

REFERENCE

Hillcrest Neighbourhood Plan

HISTORY

In January 2013, the City of Whitehorse engaged Inukshuk Planning & Development Ltd. and a local advisory committee to prepare a Neighbourhood Plan for Hillcrest through a series of public consultation events. On January 13th, 2014 Council adopted the Hillcrest Neighbourhood Plan (the Plan). One of the recommendations within the Plan was that the speed limit on all roads in the Hillcrest subdivision be reduced from 50 to 40 kilometres per hour.

Excerpt from Hillcrest Neighbourhood Plan:

“3.5 Transportation and Infrastructure Renewal

3.5.4.3 *The speed limit in the residential portion of Hillcrest on and west of Burns Road should be modified from 50 and 30 km to 40 km per hour. The City should monitor the effectiveness of this measure for improving motorist, pedestrian, and cyclist safety. The speed limit should be reassessed once local infrastructure upgrades are complete.”*

The Plan also recommends that the reduced speed limit be initiated by spring 2014.

ALTERNATIVES

1. Adopt the proposed amendments to the Traffic Bylaw.
2. Do not adopt the proposed amendments to the Traffic Bylaw
3. Refer the proposed amendments back to administration for additional work.

ANALYSIS

The designation of a speed limit other than 50 kilometres per hour on any roads under the City’s jurisdiction must be done by bylaw. Amendments to “Schedule B” of Traffic Bylaw 2013-34 are required to implement such changes.



Deleting the existing “Schedule B” of Traffic Bylaw 2013-34 and substituting a new schedule is the simplest and cleanest way to accomplish the recommended changes to the bylaw. The new schedule will:

- delete current section 1(2) that designates a 30 kph zone on a portion of Hillcrest Drive; and
- include the names of all roads in the Hillcrest Subdivision with a speed limit of 40 kph

ADMINISTRATIVE RECOMMENDATION

THAT Council direct that Bylaw 2014-14, a bylaw to amend Traffic Bylaw 2013-34 with respect to speed zones in the Hillcrest Neighbourhood, be brought forward for due consideration under the bylaw process.

CITY OF WHITEHORSE

BYLAW 2014-14

A bylaw to amend Traffic Bylaw 2013-34

WHEREAS section 124 of the *Motor Vehicles Act* (RSY 2002) provides that a municipality may by bylaw prescribe a maximum speed other than 50 kilometres per hour for all or part of a highway subject to its jurisdiction; and

WHEREAS section 125 of the *Motor Vehicles Act* provides that a municipality may authorize the placing, erecting, or marking of traffic control devices at any locations considered necessary for controlling highways subject to its jurisdiction; and

WHEREAS it is deemed desirable and expedient that the City of Whitehorse Traffic Bylaw be amended to adjust speed limits in the Hillcrest Subdivision in accordance with the recommendations set out in the Hillcrest Neighbourhood Plan;

NOW THEREFORE the council of the municipality of the City of Whitehorse, in open meeting assembled, hereby ENACTS AS FOLLOWS:

1. Traffic Bylaw 2013-34 is hereby amended by deleting the existing Schedule "B" and substituting therefore a new Schedule "B", attached hereto as Appendix "A" and forming part of this bylaw.
2. This bylaw shall come into force and effect upon the final passing thereof.

FIRST and SECOND READING:
THIRD READING and ADOPTION:

Mayor

City Clerk

Traffic Bylaw Amendment Bylaw 2014-14

APPENDIX "A"

Schedule "B" of Traffic Bylaw 2013-34

OPERATION OF VEHICLES

1. No person shall drive at a greater rate of speed than **30 kilometres per hour** on the following highways between the designated points:
 - (1) On Third Avenue between Strickland Street and the north end of Third Avenue;
 - (2) On Valleyview Drive along its entire length;
 - (3) On Prospector Road from the Alaska Highway to that point where the roadway enters private property;
 - (4) On Rhine Way from Range Road to Nijmegen Road;
 - (5) On Normandy Road from Range Road to Nijmegen Road; (*Bylaw 2013-44 passed 2013-09-23*)
 - (6) on Alsek Road between Duke Road and Blanchard Road;
 - (7) on Mount Sima Road from the ski hill parking lot northward towards the downtown core of the City, for a distance of 600 metres;
 - (8) on Sumanik Drive from Hamilton Boulevard to Mount McIntyre Recreation Centre.

2. No person shall drive at a greater rate of speed than **35 kilometres per hour** on the following streets within the McIntyre Subdivision:

Hanna Crescent	McCandless Crescent
McClennan Road	McCrimmon Crescent
McIntyre Drive	Murphy Road
O'Brien Place	O'Brien Road

3. No person shall drive at a greater rate of speed than **40 kilometres per hour** on the following streets within the Whistle Bend Subdivision:

Aksala Drive	Atlin Place
Chakawana Lane	Bailey Place
Bellingham Court	Caprice Court
Casca Boulevard	Dora Crescent
Eldorado Road	Keno Way
Iskoot Crescent	Olive May Way
Skookum Drive	Tarahne Way

(Section 3 of Schedule "B" added by Bylaw 2013-44 passed 2013-09-23)

.../continued

Traffic Bylaw Amendment Bylaw 2014-14

APPENDIX "A" (Continued)

Schedule "B" of Traffic Bylaw 2013-34 (Continued)

4. No person shall drive at a greater rate of speed than **40 kilometres per hour** on the following streets within the Hillcrest Subdivision:
Burns Road between Hillcrest Drive and Roundel Road
Chalet Crescent
Dalton Trail
Hillcrest Drive between Park Lane and Burns Road
Kluane Crescent
Park Lane
Roundel Road between Summit Drive and Burns Road
Summit Road
Sunset Drive North
Sunset Drive South
5. No person shall drive at a greater rate of speed than **60 kilometres per hour**:
 - (1) on Robert Service Way between the Miles Canyon Access Road intersection and the Fourth Avenue intersection;
 - (2) on Hamilton Boulevard between Falcon Drive South and the Alaska Highway intersection at the top of Two Mile Hill;
 - (3) on Two Mile Hill between the Second Avenue Extension and the Alaska Highway.
6. No person shall drive at a greater rate of speed than **70 kilometres per hour** on the following highways between the designated points:
 - (1) on Mountainview Drive from Tlingit Road to a point 100 metres south of Twelfth Avenue;
 - (2) on the Hamilton Boulevard Extension between the Alaska Highway and Falcon Drive South;
 - (3) on Robert Service Way between the Alaska Highway and the intersection at Miles Canyon Access Road.

MONTHLY ACTIVITY REPORT – February 2014
Bylaw Services Department

Accomplishments:

1. All-Terrain Vehicle and Snowmobile Bylaw school education presentations
2. Formation of “Parking and Transportation Demand Management” administrative working group
3. Issue new Bicycle Bylaw pamphlets to commuter cyclists

Current Efforts:

1. Work with vendor on acquisition of Hand Held Ticket Printers
2. Sourdough Rendezvous – Special event road closure and parade traffic control
3. City of Whitehorse and Yukon Government coordinate review of information for public on best practices for wood burning appliances

Planned Activities:

1. Review Summary Convictions Act regulations with Yukon Territorial Government
2. Provide Animal Control Bylaw education and assist Kwanlin Dün First Nation with spay and neuter clinic
3. Review feedback from Vehicle for Hire industry and stakeholders for draft Limousine Bylaw

Statistics as of the end of last month (January 2014):

- ◆ Number of accessible parking violation tickets issued this month = 2
- ◆ Number of parking infraction tickets issued this month = 2,270
- ◆ 25 Snowmobile contact on trails = 3 charges
- ◆ Number of Complaints YTD investigated 2013 = 174 vs 2014 = 258

MONTHLY ACTIVITY REPORT – February 2014

Fire Department

Accomplishments:

1. Staff members attending confined space recertification courses
2. Deputy Chief attending JIBC training courses on subdivision evacuation planning and emergency operations centre operations
3. First workshop with strategic plan consultant

Current Efforts:

1. Starting data input for Fire Department Strategic Plan
2. Finalizing course outlines for Ice Rescue Course
3. Finalizing fire apparatus specifications

Planned Activities:

1. Start Blue Card Command training for Fire Department Officers
2. Final inspection for one pumper and pre-build for rescue/pumper
3. Present ice rescue courses

Critical Statistics:

Fire Suppression January 2014				
Type of Call	January 2013	Year To Date	Fire Dollar Loss	Property Saved
Alarm no fire	30	30	\$0.00	\$0.00
False alarm	1	1	\$0.00	\$0.00
Carbon Monoxide Alarm	11	11	\$0.00	\$0.00
Imminent fire hazard	0	0	\$0.00	\$0.00
Chimney fire	4	4	\$0.00	\$0.00
Motor vehicle accident	5	3	\$0.00	\$0.00
Public Hazard	3	0	\$0.00	\$0.00
Hazardous Materials incident	0	1	\$0.00	\$0.00
Trash/rubbish	1	1	\$0.00	\$0.00
Grass/brush	1	0	\$0.00	\$0.00
Rescue	0	0	\$0.00	\$0.00
Assist other agency	0	4	\$0.00	\$0.00
Vehicle fire	4	0	\$63,675.00	\$9,500.00
Structural fire	0	60	\$0.00	\$0.00
Totals	60	115	\$63,675.00	\$9,500.00

NOTE: Imminent fire hazards and the associated value of the property saved are a result of incidents such as a pot left on the stove that, which left unattended, would probably result in a fire in the kitchen. The value of the property saved is the potential damage that could occur if the condition was not noticed.

Alarm-no-fire incidents are calls for service that can be considered "well intentioned" such as a smell of smoke in a building, an alarm system that detects an abnormality in the building or a system that malfunctions due to a component failure. False alarms are calls for service that are deliberate by somebody when there is absolutely no reason to call the Fire Department.

Please note that Carbon Monoxide alarm incidents are now being tracked as a separate category

Jan 2014		
	January	Year to Date
Fire Prevention Activities		
Public Fire Prevention Inquiries	5	5
Public Education and Relations (Schools Offices, etc.)	2	2
Fire Safety Inspections (site visits)	19	19
Plan Reviews	1	0
Fire Protection System Inquiries	3	3
Fire Drills/ Evac Planning (assist with planning & audit drills)	1	1
Telephone Inquiries -- Fire Safety	5	0
Telephone Inquiries -- Code Items	6	6
Telephone Inquiries -- Fire Protection Systems	2	2
Fire Inspections -- Shifts	10	10
Total Fire Prevention Activities	54	48
Training Activities		
Training of Casual Firefighters	0	0
Full-time Member training	20	20
Volunteer Training	19	19
Driver Training	13	13
Other Training	0	0
Recruit Training	0	0
Total Training Hours	52	52

CITY OF WHITEHORSE
DEVELOPMENT SERVICES COMMITTEE AGENDA

Date Monday, March 3, 2014
Location: Council Chambers, City Hall



Chair: Betty Irwin Vice Chair: John Streicker

Pages

1. Monthly Activity Report - For Information Only
 - 1.1. Director of Development Services
 - 1.2. Environmental Sustainability
2. New Business

Chairperson shall ask if there is anyone present who wishes to speak to the Committee

MONTHLY ACTIVITY REPORT – February 2014

Director of Development Services

Accomplishments:

1. Worked on Organizational Review check-in
2. Assisted with recruitment of Economic Development Coordinator
3. Worked on Transportation Demand Management Report

Current Efforts:

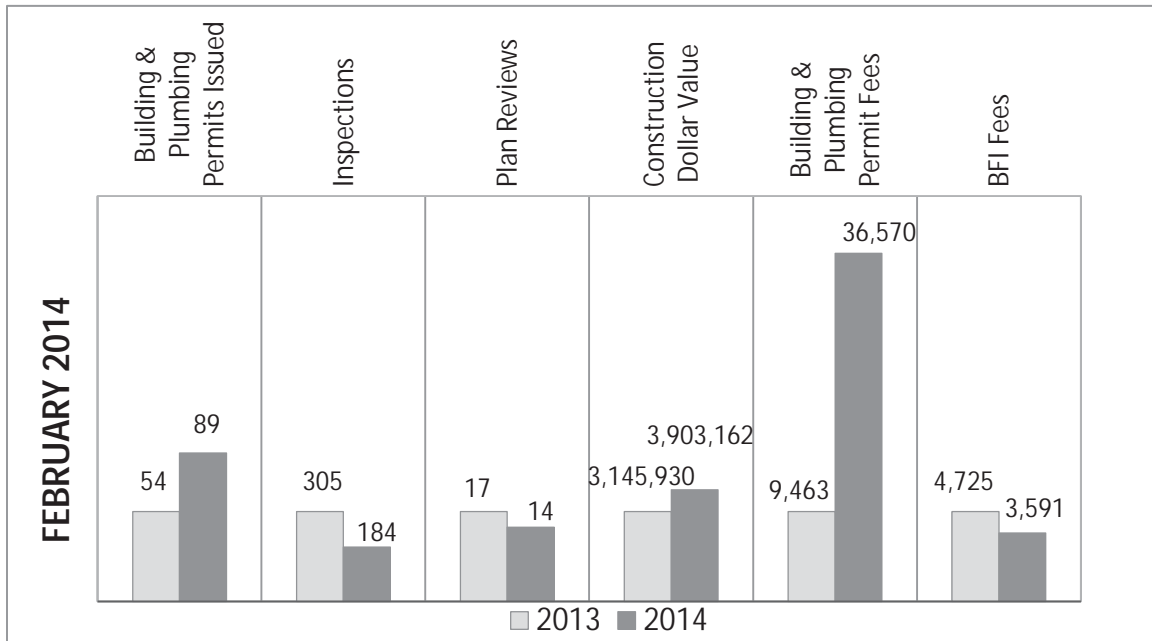
1. Attending meetings with Government of Yukon and KDFN on various land issues
2. Worked on amendments to Building and Plumbing Bylaw
3. Continue to work on Organizational Review check-in

Planned Activities:

1. Continue work on Yukon Housing Action Plan
2. Continue work with First Nations on land and planning initiatives
3. Continue work on amendments to Building and Plumbing Bylaw

Monthly Building Statistics for February:

	<u>2014</u>	<u>2013</u>
Total Building & Plumbing Permits issued	89	54
Total Inspections	184	305
Total Plan Reviews	14	17
Total Construction Dollar Value	3,903,162	3,145,930
Total Building & Plumbing Permit Fees	36,570	9,463*



2014 – New 2 storey commercial bldg. on Titanium Way, Interior/Exterior Retrofit at Tim Horton's 2210-2nd Ave, Ventilation upgrade to Yukon Transportation Museum, Renovation to existing duplex to create new office space at RCMP Headquarters, New Caretaker Residence at Church of Northern Apostles on Boxwood, 10 Townhouse Units on Aksala Drive, Evergreen Homes ***2013** – Fees lower due to grant to Options for Independence

MONTHLY ACTIVITY REPORT – February 2014

Environmental Sustainability

Accomplishments:

1. Completed 2013 Diversion Credit Application (74% of allocated tonnes were applied for; remaining distributed 63%-35%-2% between applicants)
2. Prepared education and recruitment materials for 2014 organics pilot
3. New dashboard for Energy Tracker, including heat map, created

Current Efforts:

1. Discussions with Council and YG Community Services regarding medium and long term solutions for recycling funding
2. Evaluating Environment Grants – February intake
3. Reviewing Transportation Demand Management summary report and draft full Report

Planned Activities:

1. Consultation with Construction & Demolition sector to discuss waste plans and controlling clean wood waste
2. Online survey of country residential waste habits and views
3. TDM – designing information for residents on TDM (maps and web site) and planning and implementing cycling month

Critical Statistics:

CITY OF WHITEHORSE
CORPORATE SERVICES COMMITTEE AGENDA

Date: Monday, March 3, 2014
Location: Council Chambers, City Hall



Chair: John Streicker Vice Chair: Betty Irwin

Pages

- | | |
|--|-------|
| 1. Monthly Activity Reports - For Information Only | 1 - 6 |
| 1.1. City Manager | |
| 1.2. Director of Corporate Services | |
| 1.3. Business and Technology Systems | |
| 1.4. Financial Services | |
| 1.5. Human Resources | |
| 1.6. Strategic Communications | |
| 2. New Business | |

Chairperson shall ask if there is anyone present who wishes to speak to the Committee

MONTHLY ACTIVITY REPORT – February 2014

City Manager

Accomplishments:

1. Operations and Maintenance Budget adoption
2. Initiated discussion for Job Evaluation Review process
3. Attended Whitehorse Chamber of Commerce as “ex-officio”

Current Efforts:

1. Organizational Check in – follow up work regarding findings report
2. Reviewing Building Consolidation Project with consultant
3. Contract negotiations

Planned Activities:

1. Fire Services Strategic Planning process
2. Strategic communications update
3. Public Communications Strategy

Critical Statistics:

MONTHLY ACTIVITY REPORT – February 2014
Director of Corporate Services

Accomplishments:

1. 1st Meeting of Finance Committee
2. Alternate revenue project - CASM
3. Draft City Grantmaking Policy - CASM

Current Efforts:

1. 2014 biennial citizen survey
2. New MSB financing / P3 follow up
3. GNSS Specified Procedures Report follow up

Planned Activities:

1. April 2014 Strategic Planning sessions
2. 2014 biennial citizen survey
3. Sponsorship RFP

Critical Statistics:

MONTHLY ACTIVITY REPORT – February 2014

Business and Technology Systems

Accomplishments:

1. Email server migration complete (some fine tuning continues)
2. Centrex (phone) and internet contracts renewed
3. Attend Northern Connections Broadband forum

Current Efforts:

1. Virtual City Hall (e-commerce) deployment
2. YG motor vehicles data import/export and sanctions file
3. Bylaw handheld ticket printer implementation

Planned Activities:

1. Updated version of Worktech (called Pearl) deployment
2. Participate in corporate asset management initiative
3. Replace corporate anti-malware software

Critical Statistics:

MONTHLY ACTIVITY REPORT – February 2014

Financial Services

Accomplishments:

1. 2014 Operating & Maintenance Budget
2. Payroll year-end processing including contract payouts and T4s
3. Planning for fixed asset module revision

Current Efforts:

1. Fiscal year-end 2013 audit preparation
2. Recruitment and training for vacant positions
3. Fund 2013 capital projects and initiate re-budgets for unexpended capital funds

Planned Activities:

1. Fiscal year-end 2013
2. Fixed asset module revision and participation in corporate asset management initiative
3. PSAB contaminated sites project development

Critical Statistics:

MONTHLY ACTIVITY REPORT – February 2014
Human Resources

Accomplishments:

1. Organizational Check-in meetings preparing for final report on March 3 – 7/14
2. City Manager recruitment process support
3. Staff Development Admin Directive

Current Efforts:

1. Contract negotiations for Y022/Y023
2. City Manager recruitment
3. HR Compensation Framework

Planned Activities:

1. Contract negotiations for Y022/23 & IAFF in March
2. Actions stemming from Organizational Check-in
3. Job Evaluation review

Critical Statistics:

MONTHLY ACTIVITY REPORT – February 2014
Strategic Communications and Customer Service

Accomplishments:

1. Marketing Strategy adoption
2. Canadian Business Journal feature on Whitehorse
3. Communications support for the Operating Budget, Range Road North and Schwatka Lake planning processes, the City's road clearing efforts, Air North's inaugural flight, Rendezvous, nominations for the Mayors awards, and the Canada Games Centre generator installation

Current Efforts:

1. Advertising and Website pilot project evaluation and follow-up
2. Organizational check-in project
3. Communications support for departmental initiatives

Planned Activities:

1. Marketing Strategy implementation
2. Strategic Communications and Customer Service Department update
3. Citizens First Work Team – terms of reference and initial meeting

Critical Statistics:

CITY OF WHITEHORSE
CITY PLANNING COMMITTEE AGENDA

Date: Monday, March 3, 2014
Location: Council Chambers, City Hall



Chair: Mike Gladish Vice Chair: Jocelyn Curteanu

	Pages
1. Public Hearing Report – Zoning Amendment (Skookum Asphalt Quarry Lease)	1 - 3
2. Zoning Amendments – Hillcrest Neighbourhood Plan Implementation	4 - 13
3. Monthly Activity Report - For Information Only	14 - 14
3.1. Planning Services	
4. New Business	

Chairperson shall ask if there is anyone present who wishes to speak to the Committee

ADMINISTRATIVE REPORT

TO:	Planning Committee
FROM:	Administration
DATE:	March 3, 2014
RE:	Public Hearing Report – Zoning Amendment (Skookum Asphalt Quarry Lease)

ISSUE

Public Hearing Report on the application to amend the zoning of portions of the Skookum Asphalt Quarry Lease located at 1 Ear Lake Road to legitimize existing land uses

REFERENCE

- *Municipal Act* (2002)
- Zoning Bylaw 2012-20
- Official Community Plan (2010)
- Bylaw 2014-11

HISTORY

Since 1997, Skookum Asphalt Ltd. has been leasing a portion of Lot 1153 from the City of Whitehorse for a quarry operation, which is municipally addressed as 1 Ear Lake Road. In 2008, the City and Skookum Asphalt Ltd. entered into a new lease agreement, which is set to expire on December 31, 2016. Current uses that exist in the lease area include Skookum's main office building, their asphalt plant, and quarrying.

The purpose of this zoning amendment is to legitimize existing land uses on the quarry lease area that currently fall outside the zoning boundary. This zoning amendment would also facilitate a potential future land disposition to Skookum as it would result in a zoning boundary that matches the proposed disposition area. The disposition in question has been identified as a high priority land sales site, as directed in the Land Sales CASM held in January, 2013.

Bylaw 2014-11 received 1st Reading on January 27, 2014. Notices were published in the newspapers on January 31 and February 7, 2014. A zoning amendment sign was also placed on the subject area, near the main entrance to the quarry operation. A total of 37 letters were sent to property owners within a radius of 1,000 metres of the subject property. The Yukon Government Lands Department, Kwanlin Dün First Nation, and Ta'an Kwäch'än Council were also notified by mail.

A Public Hearing was held on February 24, 2014. No one appeared at the Public Hearing and one written submission was received. The issue raised in the submission was an objection to the zoning amendment and proposed sale of land.

ALTERNATIVES

- Option 1: Proceed with 2nd and 3rd Reading under the bylaw process.
- Option 2: Do not proceed with 2nd and 3rd Reading.

ANALYSIS

Objection to the zoning amendment and proposed sale of land

The written submission received from Norcon Concrete Products Inc. objected to the zoning amendment. In the submission, Norcon stated that they applied for a similar zoning amendment and land sale but were met with opposition from the City. As a result, Norcon states that they cannot support this zoning amendment unless the same consideration is given to their application requesting expanded quarry limits and property usage.

The Norcon lot is located immediately south of the Skookum Asphalt lease area and is privately owned. In 2012 Norcon applied to rezone their property to legitimize an existing building located on the property. As part of the application, Norcon also requested the option to purchase the City-owned land adjacent to their building. The City land in question comprised a treed, 15 metre strip of land along the Alaska Highway right-of-way which served to screen any commercial and industrial activities in the Ear Lake quarry area.

The land purchase request was brought forward in conjunction with the zoning amendment and was discussed at the Planning Committee meeting on February 6, 2012. Administration did not support this request due to conflicts with Official Community Plan policies pertaining to the Alaska Highway and Robert Service Way gateway areas, including:

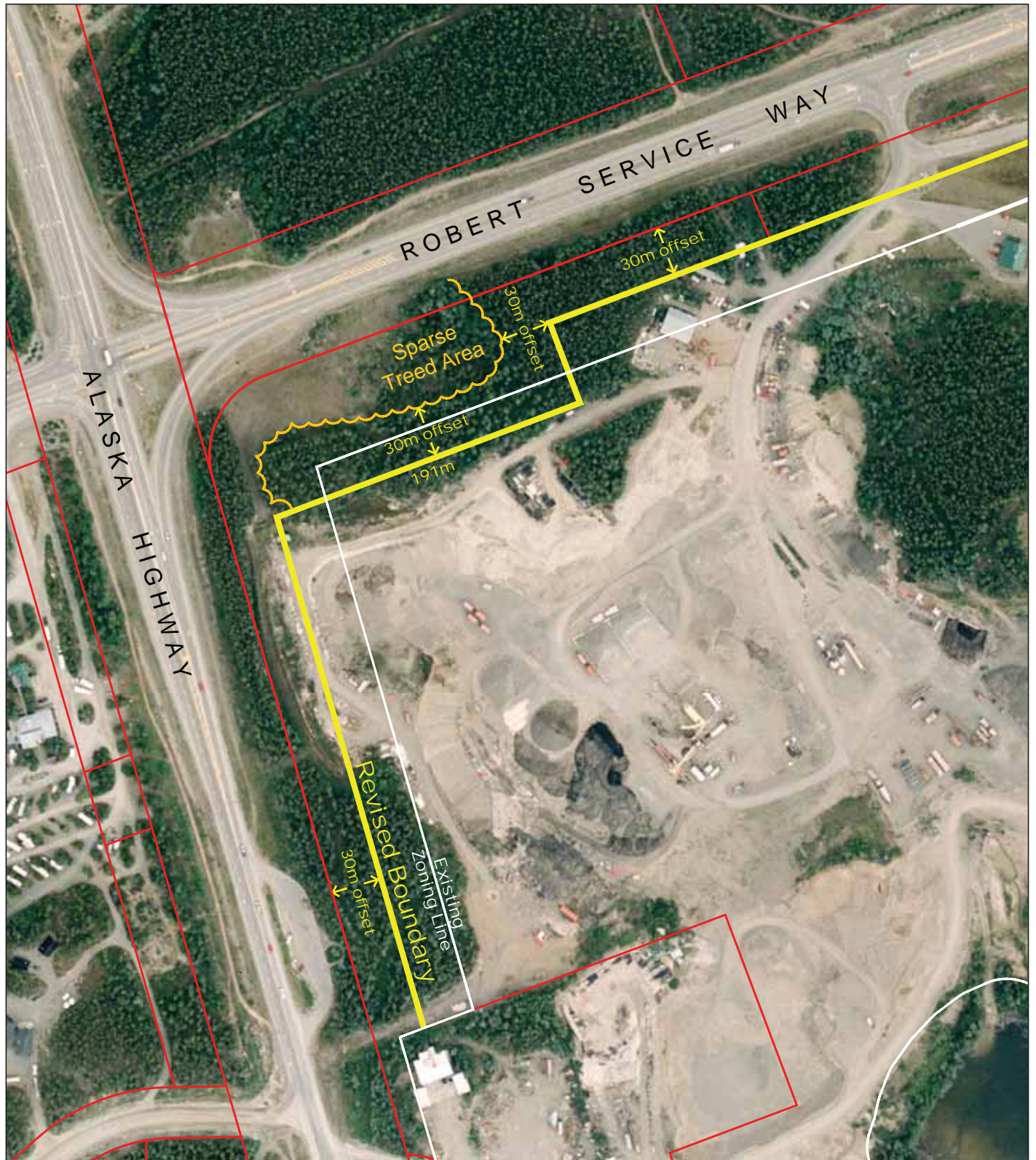
- 6.4.3 b *A natural vegetated buffer shall be maintained along both sides of the Alaska Highway, except in nodal areas of development, where site planning policies shall apply;*
- 12.3.4 *The intersections of Robert Service Way and Two Mile Hill within the Alaska Highway are recognized as gateways to the downtown, and as such shall continue to be developed and landscaped to reflect the pride and beauty of the City of Whitehorse; and*
- 12.3.6 *Parking and storage shall also be screened from the Alaska Highway by fencing, landscaping or other means. Increased landscaping standards may be developed to improve the gateway appearance along the Alaska Highway.*

The potential sale of this land would have resulted in no buffer between the Alaska Highway right-of-way and private land. It was confirmed at the February 13, 2012 regular Council meeting that the zoning amendment would not include the lot expansion aspect as it was not supported by Council. The zoning amendment was approved by Council in March, 2012. However, in August, 2012 the area that Norcon had requested to purchase was cleared. This clearing was not permitted or authorized by the City.

Unlike the Norcon application, this zoning amendment for the Skookum Asphalt Ltd. quarry lease would leave a minimum buffer of 30 metres (98 feet) from the Alaska Highway right-of-way. In some cases, notably around the intersection of the Alaska Highway and Robert Service Way, the buffer is 60 meters (197 feet) wide. These increased buffer widths fulfill the OCP policies, as they help to ensure that the southern gateway into the City is maintained and kept in an aesthetically pleasing appearance.

ADMINISTRATIVE RECOMMENDATION

THAT Council direct that Bylaw 2014-11, a bylaw to change the zoning of portions of the Skookum Asphalt quarry lease at 1 Ear Lake Road to align the zoning boundaries with the lease area, be brought forward for due consideration of second and third reading under the bylaw process



Bylaw 2014-11
 A bylaw to amend the zoning of Lot 1153, Quad 105 D/11, Plan 2001-0098 LTO, located at 1 Ear Lake Road from PG - Greenbelt to IQ - Quarries.

LEGEND

 REVISED BOUNDARY

File #: Hillcrest Neighbourhood Plan

ADMINISTRATIVE REPORT

TO:	Planning Committee
FROM:	Administration
DATE:	March 3 rd , 2014
RE:	Zoning Amendments – Hillcrest Neighbourhood Plan Implementation

ISSUE

Proposed zoning amendments of the Hillcrest Neighbourhood Plan

REFERENCE

- *Municipal Act*
- Hillcrest Neighbourhood Plan (2014)
- Zoning Bylaw 2012-20
- Bylaw 2013-18
- Bylaw 2014-13
- Draft Hillcrest Neighbourhood Plan: Public Input Submissions

HISTORY

On January 13th, 2014, City Council adopted the Hillcrest Neighbourhood Plan which is intended to serve as a guiding document for development decisions made in the neighbourhood as it evolves over the next two decades. The planning process was initiated in response to resident concerns about the contrast between the existing residential scale of the neighbourhood and the higher development potential allowed through current zoning. The Plan recommends modifications to the three residential zones found in Hillcrest (RS–Residential Single Detached, RCT_{x(a)}–Comprehensive Residential Townhouses (modified), and RM–Residential Multiple Housing).

The proposed changes stem from input received during three public consultation events held in Spring 2013, and have been jointly developed by consultants at Inukshuk Planning & Development Ltd., City staff, and a Local Advisory Committee of Hillcrest residents. A public comment period on the Draft Plan occurred in October 2013.

The proposed schedule for the zoning amendments is:

1 st Reading	March 10 th
Newspaper Ads	March 14 th and March 28 th
Public Hearing	April 7 th
Report to Committee	April 14 th
2 nd and 3 rd Reading	April 22 nd

ALTERNATIVES

Option 1: Proceed with the zoning amendments under the bylaw process.

Option 2: Do not proceed with the zoning amendments.

ANALYSIS

Neighbourhood Plan and Vision

The Hillcrest Neighbourhood Plan is guided by a 20 year vision for the neighbourhood that was developed by residents during a Visioning Workshop in April 2013. The Plan's vision statement is as follows: *"Hillcrest conserves its village character and is connected by trails to shared natural spaces, neighbourhoods, and amenities."*

To uphold this vision, the Plan recommends amendments to the three residential zones found in Hillcrest (RS, RCT_{X(a)}, and RM). The intent is to more closely align zoning regulations with the scale of existing development. This will help to ensure that new development is compatible with the established character of the neighbourhood, and will help to mitigate shadow and privacy concerns associated with new development.

RS–Residential Single Detached Zone

The Plan recommends the following amendments to the RS zone:

- For RS “Steelox” lots, located on Dalton Trail, Park Lane, and Hillcrest Drive:
 - Reduce the maximum height allowance from 10 to 8 metres;
 - Restrict the maximum second storey floor elevation at 3.5 metres;
 - Restrict rooflines to commence no higher than 6 metres; and
 - Allow only hip, gable, and gambrel roof designs over 6 metres.
- For all other RS lots, located on Chalet and Kluane Crescents, Sunset Drive North and South, and Roundel Road:
 - Reduce the maximum height allowance from 10 to 9 metres;
 - Restrict the maximum second storey floor elevation at 4.5 metres;
 - Restrict rooflines to commence no higher than 7 metres; and
 - Allow only hip, gable, and gambrel roof designs over 7 metres.
- For all new development in the RS zone:
 - Require a minimum of 2 of 4 of the appearance requirements (façade treatments, siding type, trims and colour) specified for comprehensive residential zones (Zoning Bylaw section 6.4.3)
 - Require landscaping requirements specified for comprehensive residential zones (Zoning Bylaw sections 5.5.3.1 and 6.4.3).

No changes are proposed to site coverage restrictions, setbacks, or allowable uses of RS-zoned lots in Hillcrest.

The new regulations would be administered by creating a new zone in Zoning Bylaw 2012-20 that would be called the RS2–Residential Single Detached 2 zone. Regulations for the “Steelox” portion of Hillcrest would be administered as a spot zone within the RS2 zone (RS2_{X(a)}).

Proposed changes to the RS-zoned lots are summarized below:

	RS, current	RS–Non-Steelox, proposed	RS–Steelox, proposed
Height:	10 m	9 m	8 m
Start of Roofline:	-	7 m	6 m
Roof Design:	-	Only hip, gable, or gambrel over 7 m	Only hip, gable, or gambrel over 6 m
Second Storey Floor Cap:	-	4.5 m	3.5 m
Building Façade:	-	Min. 2 of 4 of the appearance requirements specified for comprehensive residential zones. This applies to façade treatments, siding type, trims and colour. (Section 6.4.3 of Zoning Bylaw 2012-20)	Min. 2 of 4 of the appearance requirements specified for comprehensive residential zones. This applies to façade treatments, siding type, trims and colour. (Section 6.4.3 of Zoning Bylaw 2012-20)
Vegetation:	1 tree planted for every 25m ² of landscape area or one shrub per 15m ² of landscape area, or combination of the two	1 tree or 3 shrubs (applies to both frontages of corner lots)	1 tree or 3 shrubs (applies to both frontages of corner lots)
Sidewalks:	-	Internal sidewalks for single and duplex housing	Internal sidewalks for single and duplex housing
Drives:	-	Hard surface driveways	Hard surface driveways

Public Input on Proposed Height Restrictions in the RS Zone

There are 39 Steelox buildings in Hillcrest. All but one are duplexes. Some Steelox lots have been subdivided resulting in a total of 47 separate property titles. A door-to-door survey conducted in 2013 by Dalton Trail resident, Jim Gilpin, revealed that 85% of Steelox property owners support a reduced height allowance from 10 to 8 metres in their area.

The 1-month comment period on the Draft of the Neighbourhood Plan was used to gauge support/opposition for a height restriction of 9 metres in the rest of the RS zone in Hillcrest. This reduction would apply to a total of 125 lots. Fifteen input submissions were received on the Draft Plan, most of which supported the proposed reduction in height allowance. Two submissions were received that indicated opposition.

RCTx(a)–Comprehensive Residential Townhouse Zone

For the RCTx(a) zone, which applies to 4 duplex lots located at 122 to 125 and 128 to 131 Hillcrest Drive, the Neighbourhood Plan recommends that the maximum allowable building height of the zone be reduced from 10 to 9 metres. The Plan recommends that a further restriction apply so that rooflines commence no higher than 7 metres.

The proposed restrictions are consistent with the interim control currently in effect for Bylaw 2013-18. The new restrictions would be administered within the spot zoning of the RCTx_(a) lots, which is currently only specific to the restriction of triplex residential development.

RM–Residential Multiple Housing Zone

The style of development allowed in the RM zone was raised as a concern by Hillcrest residents during consultations for the Neighbourhood Plan. RM lots are located on and east of Summit Road, and include: two apartment complexes located at 19 Summit Road and 19 Roundel Road; two townhouse developments at 20 Roundel Road and 156 Hillcrest Drive; and a non-conforming industrial lot at 7 Roundel Road.

The recent townhouse development on Roundel Road has highlighted certain zoning allowances that some residents feel are incompatible with their neighbourhood’s character. Of particular concern is the potential for development to occur without a front yard setback, which can limit opportunities for streetscaping.

To increase the development standard for new multiple housing developments, the Neighbourhood Plan recommends that the zoning of all RM lots in Hillcrest be amended to RCM–Comprehensive Residential Multiple Family.

The RM and RCM zones are consistent in their maximum height allowances (15 metres), minimum side yard setbacks (3 metres), minimum rear yard setbacks (7.5 metres), and landscaping requirements. Notable differences between the RM and RCM zones are summarized in the table below:

	RM, current	RCM, proposed
Density:	-	35 units per hectare
Front Yard Setback:	6 m 0 m where parking is at rear	4 m -
Site Coverage:	45% -	45% 55% with a terraced amenity
Building Façade:	-	Comprehensive zoning requirements for façade treatments, siding type, trims, and colour (Section 6.4.3 of Zoning Bylaw 2012-20)

Two changes would occur in terms of allowable uses for the RM sites. If amended to RCM, supportive housing would be a potential conditional use on the subject lots and child care centres would change from being an allowable principal use to being a conditional use.

Non-Conformance

Several Hillcrest properties would be placed into non-conformance as a result of the proposed zoning amendments. While the new requirements would apply largely to “new development” scenarios, some implications of non-conformance relate to the City’s issuance of development and building permits for significant modifications/renovations to non-conforming properties.

Section 302(1) of the *Municipal Act* states that a non-conforming building or other structure “*may continue to be used, but the building or other structure may not be enlarged, added to, rebuilt, or structurally altered except to increase its conformity.*”

The *Municipal Act* also specifies that “*in cases where a non-conforming building is destroyed by fire, or is otherwise damaged to an extent of 75 per cent or more of the assessed value of the building, it may not be rebuilt or repaired except in conformity with the provisions of the official community plan or zoning bylaw then in effect.*”

In the Steelox area, one structure would be placed into non-conformance to the new regulations. The structure is a recent building addition that measures approximately 8.5 metres in height (the proposed new height limit is 8 metres). The property is located at 100 Park Lane, at the corner of Park Lane and Hillcrest Drive.

In the non-Steelox portion of Hillcrest, a small number of properties appear to be over 9 metres in height and may be placed into non-conformance.

For the RM lots in Hillcrest, non-conformance to the proposed regulations would include: parking at the front of developments; a non-conforming front yard setback at 20 Roundel Road; and a continued non-conforming industrial use at 7 Roundel Road.

ADMINISTRATIVE RECOMMENDATION

THAT Council direct that Bylaw 2014-13, a bylaw to amend the zoning in the Hillcrest Subdivision to implement the Hillcrest Neighbourhood Plan, be brought forward for due consideration under the bylaw process.

CITY OF WHITEHORSE

BYLAW 2014-13

A bylaw to amend Zoning Bylaw 2012-20

WHEREAS section 289 of the *Municipal Act* provides that a zoning bylaw may prohibit, regulate and control the use and development of land and buildings in a municipality; and

WHEREAS section 294 of the *Municipal Act* provides for amendment of the zoning bylaw; and

WHEREAS it is deemed that the City of Whitehorse Zoning Bylaw be amended to implement the Hillcrest Neighbourhood Plan;

NOW THEREFORE the council of the municipality of the City of Whitehorse, in open meeting assembled, hereby ENACTS AS FOLLOWS:

1. The zoning maps attached to and forming part of Zoning Bylaw 2012-20 are hereby amended by changing the zoning in the Hillcrest Subdivision as indicated on the sketch attached hereto as Appendix "A" and forming part of this bylaw, and more particularly described as:
 - (1) Change the zoning of lots located on Chalet Crescent, Kluane Crescent, Roundel Road, Sunset Drive North, and Sunset Drive South changed from RS–Residential Single Detached to RS2–Residential Single Detached 2.
 - (2) Lots located on Dalton Trail, Hillcrest Drive, and Park Lane changed from RS–Residential Single Detached to RS2x(a)–Residential Single Detached 2 (Modified).
 - (3) Lot 34, Plan 30131, located at 34 Roundel Road, changed from RSx to RS2x(b)–Residential Single Detached 2 (Modified).
 - (4) Lots located in the multiple housing area of Hillcrest changed from RM–Residential Multiple Housing to RCM–Comprehensive Residential Multiple Housing.
2. Section 9.9.7 of Zoning Bylaw 2012-20 is hereby amended by deleting the existing subsection (a) and substituting therefore a new subsection (a) as follows:

“9.9.7 (a) Lots 110, 111, 113 and 114, Plan 30131, located at 122, 123, 124, 125, 128, 129, 130, and 131 Hillcrest Drive, are designated RCTx(a)–Comprehensive Residential Townhouse (Modified) with the special provisions being that:

 - (1) Only community gardens and greenhouses, parks and triplex housing are permitted as principal uses; and

Zoning Amendment Bylaw 2014-13 (Hillcrest)

- (2) The maximum building height is 9 metres with the qualification that the cross-section of a structural building plan shall show no greater than 7m difference between the average finished grade and the underside of the truss within the ceiling of the uppermost habitable storey.”
3. Section 9.15 of Zoning Bylaw 2012-20 is hereby amended by deleting the existing subsection 9.15.7 e).
4. Section 9 of Zoning Bylaw 2012-20 is hereby amended by adding a new section 9.16 as follows:

“9.16 RS2 Residential Single Detached 2

9.16.1 Purpose

To provide a zone for modest scale housing on urban lots with a broad range of residential related uses.

9.16.2 Principal Uses

- a) community gardens and greenhouses
- b) housing: single detached, duplex, residential care homes, triplex
- c) parks

9.16.3 Secondary Uses

- a) accessory buildings/structures
- b) bed and breakfast lodgings (two rooms)
- c) family day homes
- d) garden suites
- e) home based businesses, minor
- f) living suites

9.16.4 Conditional Uses

- a) child care centres
- b) family day homes (in an accessory building)
- c) home based businesses, major
- d) housing: supportive
- e) mobile homes

9.16.5 Development Regulations

- a) The minimum lot width is 14.0 m.
- b) The minimum lot width for a side-by-side duplex on separate, adjacent lots is 10.0 m.
- c) The minimum lot area for single detached housing is 462 m².
- d) The minimum lot area for a side-by-side duplex on separate, adjacent lots is 372 m².

Zoning Amendment Bylaw 2014-13 (Hillcrest)

- e) The minimum aggregate lot area for duplex housing is 744 m².
- f) The minimum lot area for triplex housing is 1208 m².
- g) The maximum site coverage is 40%.
- h) The maximum height is 9.0 m.
- i) The cross-section of a structural building plan shall show no greater than 7.0 m difference between the average finished grade and the underside of the truss within the ceiling of the uppermost habitable storey.
- j) Only hip, gable, and gambrel roof designs are allowed over 7.0 m.
- k) The maximum second storey floor elevation is 4.5 m.
- l) The minimum front yard setback is 6.0 m.
- m) The minimum side yard setback is 3.0 m on one side and 1.5 m on the other side except that:
 - (1) where there is access to the rear of the lot by a lane, the side yard setback requirement may be reduced to 1.5 m on both sides; and
 - (2) in the case of a side-by-side duplex on separate, adjacent lots, one side yard setback may be reduced to zero and the other shall be 3.0 m; and
 - (3) for a duplex on a single lot the side yard setback shall be 3 m on both sides.
- n) The corner lot setback is 6.0 m from each street and 1.5 m from all other sides.
- o) The minimum rear yard setback is 3.0 m.
- p) A minimum of two of four of the appearance requirements specified for Comprehensive zones are required.
- q) Landscaping requirements for Comprehensive zones are required.

9.16.6 Other Regulations

- a) Mobile homes must have continuous skirting that is complementary to the siding of the home. In addition the building grade must allow a continuous roofline on any addition that is attached to the mobile home.
- b) The placement of mobile homes is restricted to homes no older than ten years.
- c) In addition to the regulations listed above, other regulations may apply. These include the general development regulations of section 5 (accessory development, site design, yards, etc.); the specific use regulations of section 6 (bed and breakfast lodgings,

Zoning Amendment Bylaw 2014-13 (Hillcrest)

home based businesses, etc.); the parking regulations of section 7; and the sign regulations of section 8.

9.16.7

Special Restrictions

- a) The RS2 portion of Hillcrest located on Dalton Trail, Park Lane, and Hillcrest Drive is zoned RS2x(a) with the special provisions being:
 - (1) The maximum height is 8.0 m.
 - (2) The cross-section of a structural building plan shall show no greater than 6.0 m difference between the average finished grade and the underside of the truss within the ceiling of the uppermost habitable storey.
 - (3) Only hip, gable, and gambrel roof designs are allowed over 6.0 m.
 - (4) The maximum second storey floor elevation is 3.5 m.
- b) Lot 34, Plan 30131, located at 34 Roundel Road, is designated RS2x(b) with the special provision that the minimum side and rear yard setbacks are 0.97 metres for garden suites and accessory structures exceeding 4.5 metres in height.”

5. This bylaw shall come into force and effect upon the final passing thereof.

FIRST READING:

PUBLIC NOTICE:

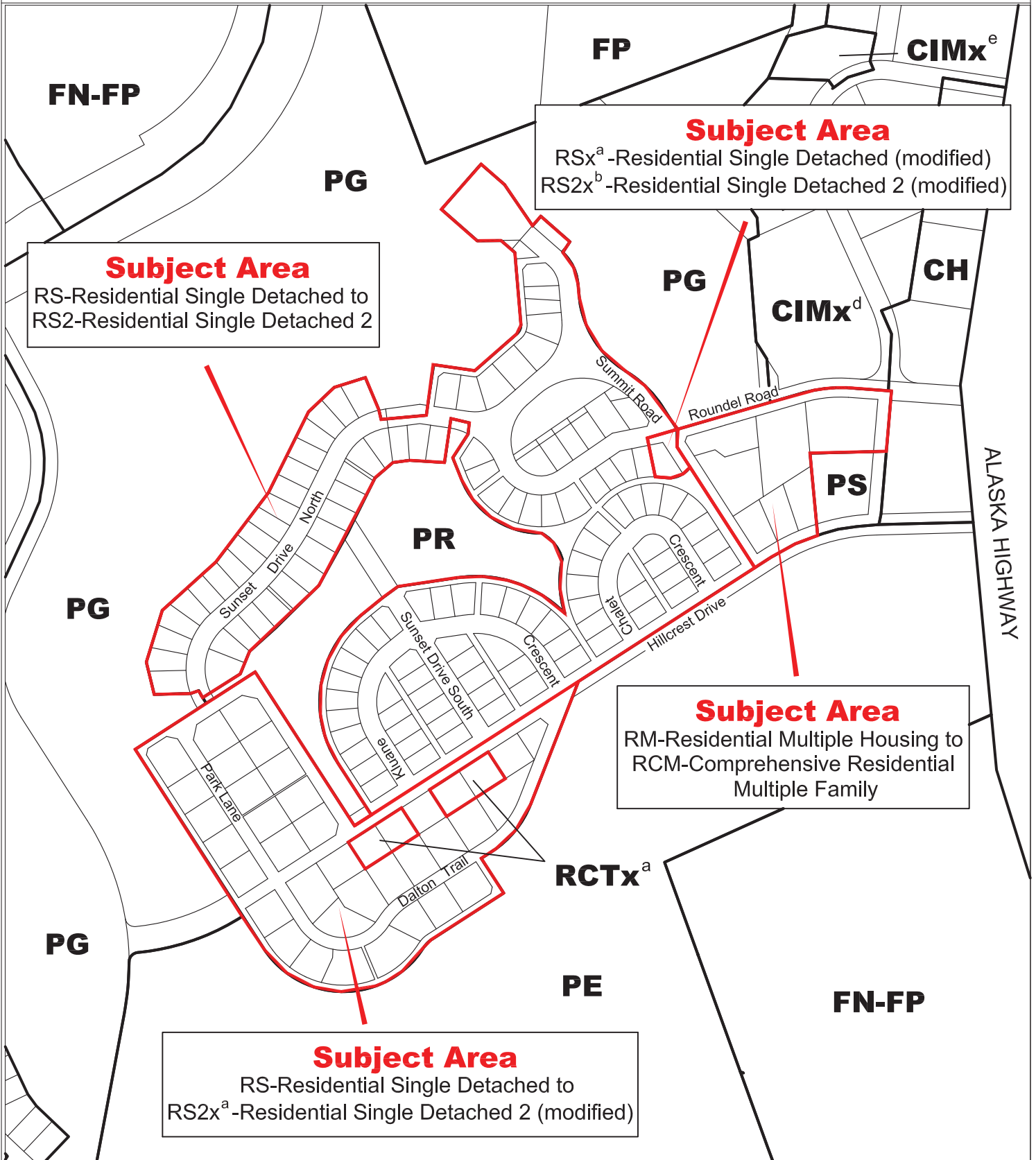
PUBLIC HEARING:

SECOND READING:

THIRD READING and ADOPTION:

Mayor

City Clerk



Bylaw 2014-13

A bylaw to amend the zoning of residential portions of the Hillcrest Neighbourhood as per the recommendations in the Hillcrest Neighbourhood Plan.

LEGEND

SUBJECT AREA

MONTHLY ACTIVITY REPORT – February 2014

Planning Services

Accomplishments:

1. Released draft Range Road North Neighbourhood Plan for public comment
2. Released draft Schwatka Lake Area Plan for public comment
3. Received Phase 1 Environmental Assessment for City property along 6th Ave in Downtown South

Current Efforts:

1. Recruiting an Economic Development Coordinator
2. Preparing a Request For Proposal for the next phase of Long Range Planning
3. Reviewing Development Incentives Policy as part of short term tasks for Housing: City Role

Planned Activities:

1. Organize public meetings regarding Wann/Ogilvie land sales
2. Undertake public consultation/education process for Accessibility Bylaw
3. Research housing funding options and demolition/subdivision controls as part of short term tasks for Housing: City Role

Critical Statistics: